

FOR SALE



# 10801 BLONDO STREET

Omaha, NE 68164

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**CAMPBELL  
DANA** | COMMERCIAL  
REAL ESTATE

# 10801 BLONDO STREET | FLEX SPACE PROPERTY FOR SALE

OMAHA, NE 68164



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## PROPERTY DESCRIPTION

Industrial Flex Space featuring 5 bays, 3 tenants: a Dentist's office, Martial Arts Center, and Auto Parts store. Situated on a prominent corner lot with exceptional visibility, offering two entry points and ample parking. Serving a densely populated community of nearly 13,000 residents within a 1-mile radius. A great opportunity in a highly sought-after location.

## LOCATION DESCRIPTION

Prime location on the corner of 108th and Blondo streets. This property is located in a high traffic area and offers easy interstate access.

## OFFERING SUMMARY

Sale Price:	\$1,600,000.00
Number of Units:	5
Stories	2
Lot Size:	0.78 Acres
Building Size:	18,720 SF

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Sale Price

**\$1,600,000**

## LOCATION INFORMATION

Street Address	10801 Blondo Street
City, State, Zip	Omaha, NE 68164
County	Douglas

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	CC
Lot Size	0.78 Acres

## BUILDING INFORMATION

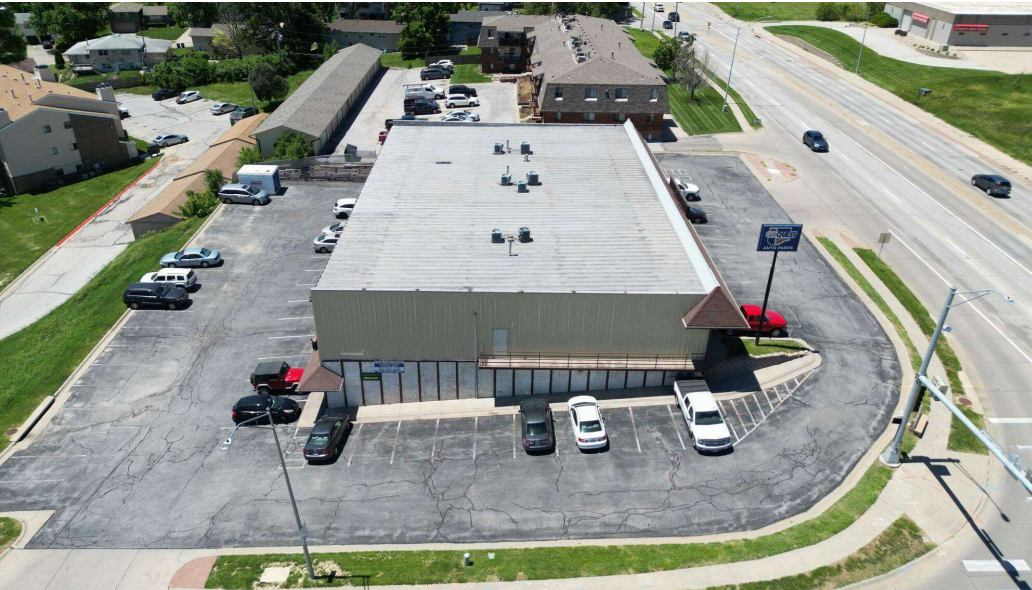
Building Size	18,720 SF
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	2
Divisible Bays	5
Tenants	3
Year Built	1986

## PARKING & TRANSPORTATION

Number of Parking Spaces	60
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## UTILITIES

Electric	Tenant
Gas	Tenant
Water / Sewer	Owner
Trash	Owner



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- LED Signs installation (2022) Additional Lighting for Lower Bays (2022) New Condensation Pump (2022) New Furnace (2024) Ample Parking Drive in Garage Door
- Prime Location on the corner of a highly trafficked area  
Convenient Access - Two points of entry for ease of egress and ingress 3 minutes from the interstate Services Community of over 12k in a 1 mile radius

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Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GeoEye

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,938	93,844	245,293
Average Age	36	40	39
Average Age (Male)	35	39	38
Average Age (Female)	37	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,141	41,506	101,847
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$73,761	\$104,491	\$106,218
Average House Value	\$247,749	\$314,307	\$302,706

Demographics data derived from AlphaMap

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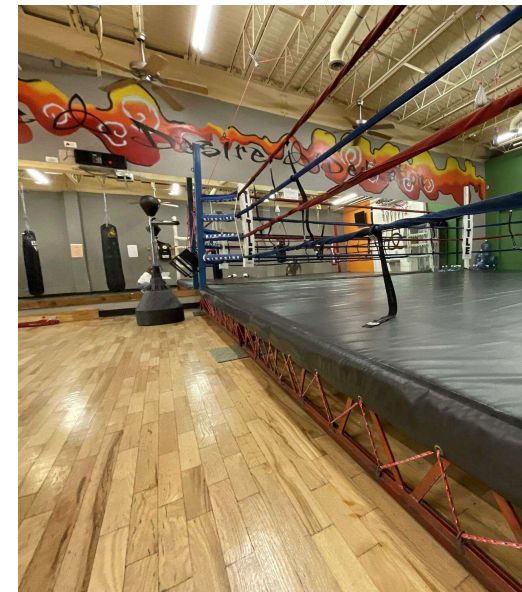
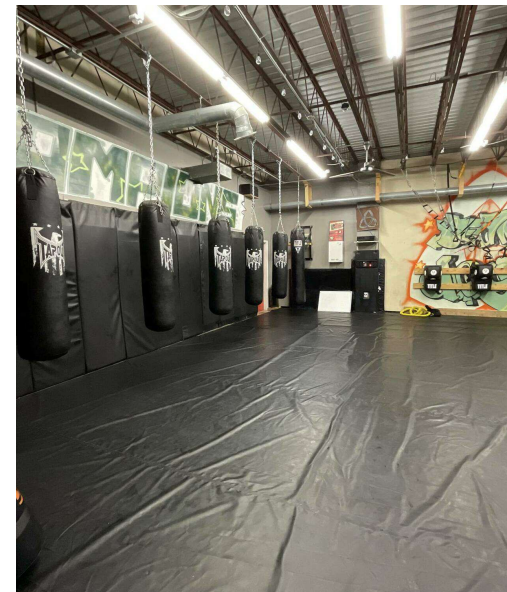
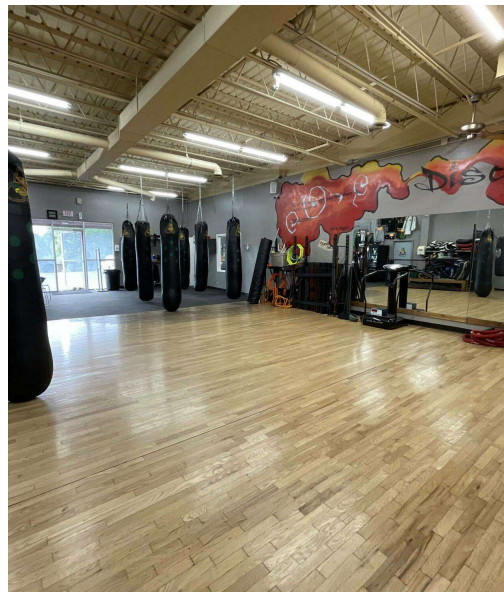
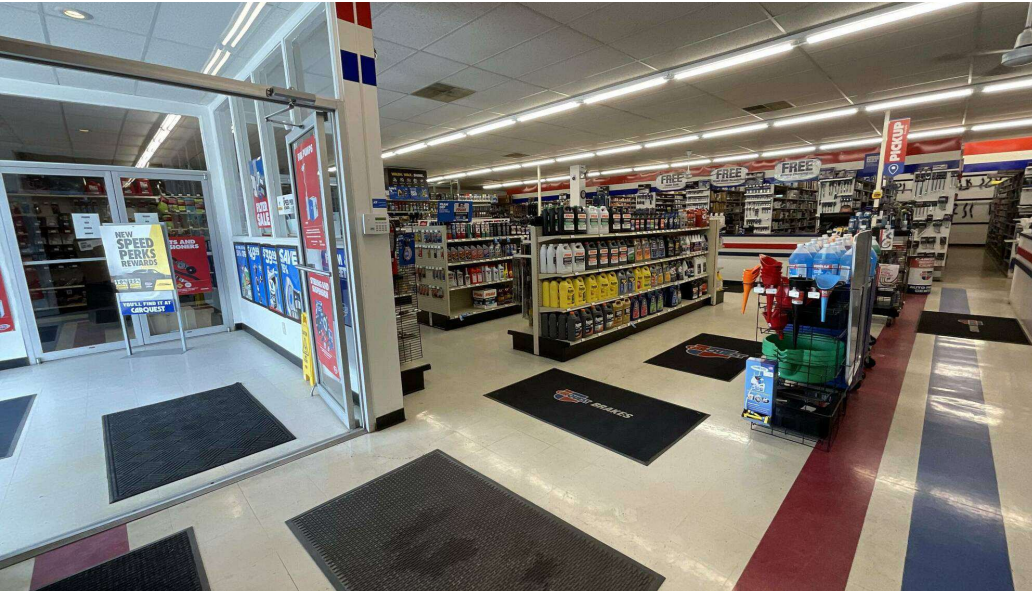
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